

JUNO ISLES CIVIC ASSOCIATION, INC.
November 21, 2013
ANNUAL MEETING OF THE MEMBERS

The annual meeting of the Juno Isles Civic Association members was held on Thursday, November 21, 2013 at Ocean View Methodist Church, 701 Ocean Drive, Juno Beach, Florida.

❖ **Roll Call, Call to Order and Certification of Quorum**

President Jud Whitehorn called the meeting to order at 7:10 p.m. Tom Bartholomew made a motion to waive roll call. Maryann Martin seconded the motion. All were in favor, and roll call was waived unanimously. The Bylaws requirement that 10 % of the 336 homeowners be present for a quorum was met.

The following Board members were present:

Jay Cannava		Excused
Doug Carpenter	Present	
Blas Contreras	Present	
Susan Czelustra	Present	
Ron Hoehmann		Excused
Michael Murray		Unexcused
Louis Vilardo	Present	
Jud Whitehorn	Present	
Donna Zoeller	Present	

Note: The minutes refer to Board members by their first name as listed above.

❖ **Proof of Notice of the Meeting or Waiver of Notice**

Lou validated that notices for the Annual Meeting were mailed to homeowners more than 30 days in advance, as well as published on the Association website. Notice requirement for the meeting was met.

❖ **Approval of Minutes from 2012 Annual Meeting**

Elizabeth Bartholomew made a motion to approve the minutes from the 2012 Annual Meeting. Maryann Martin seconded the motion. All were in favor, and the minutes were unanimously approved.

❖ Guest Speakers

▪ **Commissioner Hal Valeche**

Lou expressed to the Commissioner his appreciation for a prompt response from the Sheriff's office recently. Lou had contacted the Commissioner with concerns regarding recent burglaries in the Juno Isles community.

Commissioner Valeche introduced his assistant Trish Weaver. He said the current budget kept the mill rate flat, and that rising property values during the next year would allow the County to provide more amenities to residents. (i.e. parks)

Hal said there were currently three nearby housing development projects on the table. Elizabeth Bartholomew questioned where the water would come from and where the sewage would go for the new developments. Hal said the South Florida Water Management District would issue permits before construction began.

Commissioner Valeche said the bridge on Ellison Wilson Road would be widened. He said the only way to do that was to include a turn lane. Hal said it would be a while from now before the project would be completed, and Ellison Wilson Road would not be widened. A resident asked if there were plans to make the bridge higher. Hal said that would be determined by the engineers. A homeowner suggested raising the bridge would reduce the speed on Ellison Wilson Road, and residents would like to see that happen. Hal said there would be a community meeting when the project came up. A resident asked why the bridge had to be widened. Hal said if there were future plans to widen the road, the bridge would have to be replaced. In addition, a wider bridge would bring a bigger grant from the state. Another resident said she spoke for boaters that go under the bridge, and said if the bridge is going to be changed, it should also be raised. Hal said the project was in discussion, and plans had not yet been drawn.

▪ **Toll Brothers**

Stuart Gold and Bob Razner expressed appreciation for residents patience as they move through earth works in the nearby development. Susan Seifort said she hoped he would entertain her questions. She asked if any modifications were possible to reduce the extreme noise levels caused by the pumps. Stuart said the pumps were required, but they had been moved away from neighboring yards and Toll Brothers had modified the times that they run. Susan said there was an extreme amount of dirt coming onto her property from the construction, resulting in a lot of sand in her pool and the pool pump. Stuart said a wall had been erected between the development and Juno Isles property. A homeowner on Drayton Road inquired about moving Australian pines. Stuart said they were not on the Toll Brothers property.

A homeowner asked when the construction would be completed. Stuart Gold said the site work and paving would be done in January. But it was difficult to say when construction would be completed since it was market driven. Bob Razner said it would be approximately two years. Stuart said there would be no landscaping on Drayton Road, but rather a six foot stone wall. Elizabeth Bartholomew said it was possible to see

passengers in vehicles, and asked why the road was so high. Stuart said there was a system of inlets and drainage pipes, and landscaping planned in January should soften the view. A homeowner on Crafton Road asked if any other residents on Crafton had problems with their sprinkler wells. No one responded. The homeowner said her well had slowly stopped working, the pump was replaced, and then she was told the well dried up. Stuart said they would look at it.

Homeowners asked the status of Juno Isles property owners connecting to the Toll Brothers wall. Stuart Gold said Toll Brothers did not oppose it, but the Town of Juno Beach would not allow fence permits to cross into the Juno Isles unincorporated area. Residents confirmed they were not officially allowed to connect to the Toll Brothers wall, but they could extend from it.

Bruce Wyman, resident of 1796 Tudor Road said he was with the Juno Isles Boat Owner's Association and suggested bags should be put around the lake. Stuart Gold said they took a drive and looked at it. He said Toll Brothers had jute mat holding the slope back, as well as restraint below the water. Stuart said they monitor it weekly.

Bob Razner said his office was in Frenchman's Harbor, and residents were welcome to come by.

▪ **Palm Beach County Sheriff's Office**

Lou thanked Sargent Matlack and Danny Shay for increased patrols. The officers said there had been two burglaries this year. They said the increased number of calls for suspicious vehicles and persons had helped reduce crime. Danny said there had been 139 calls for service and 39 cases. A resident asked about the pillow case group arrested in Palm Beach Country Estates. The officers said to continue to be aware of distraction robberies, but they were not happening in this area.

Lou recognized the Crime Watch Committee headed by Doug. He said everyone benefits when residents take an active role in watching the community. A resident said they called the Sheriff's office a couple of months ago and received an excellent response.

❖ **President's Report**

Jud said the Board had done a good job of being mindful of the budget. He said there was judicious application of Covenant enforcement, calling upon the County to pursue related matters.

Lou said a homeowner put up a fence without approval by the architectural committee. He said the resident rejected all offers and negotiations. The Board decided 5-4 to litigate. Three months before the court date, the Board found out the property was in foreclosure.

A resident suggested an Arbitration Board could be an option. Jud said it could be considered as an amendment to the Covenants and voted on by the community at the next annual meeting.

Maryann Martin asked if there were any delinquent dues. Blas said about 7% were outstanding, and there had been about 10% outstanding in past years.

❖ **Election of Directors**

Jud announced there were five positions open on the Board. Candidates introduced themselves and gave a brief summary of their history. Donna said she had been on the board for two years and would like to continue. Jud said Jay and Ron were not able to be present, but would like to remain on the Board. He said Chris Williamson was interested in serving on the Board, but was called away unexpectedly. Jud said the total number of Board seats was 12 and opened the floor for additional nominations and volunteers for four open seats. There were no nominations. Jud asked residents to complete and submit their ballots. He thanked Lou for his years of service on the Board.

❖ **Treasurer's Report**

Blas said the current bank account balance was about \$33,000. He said the \$39,840 budget was determined by needs. Blas said he expected the year to end around \$1000 below budget. He added that the budget and actual balances were reported to the Board at each monthly meeting.

❖ **Committee Reports**

▪ **Social Committee**

Ron said the holiday lights contest would be judged on Friday, December 20. He said the annual community garage sale would be held on March 8 and encouraged everyone to participate rather than having individual sales throughout the year.

▪ **Crime Watch**

Doug commended the Sheriff's department and Lou for extra patrols. He said they had stopped shooting radar on Ellison Wilson Road in the morning, and added more community patrol during the middle of the day. Doug said the best way to reduce crime was by organizing block captains. He said the East side of the community needed 18 captains. Doug said the speed trailer on Ellison Wilson Road had helped reduce the speed of traffic.

Pete Lashenka, resident of 2024 Ardley Court, asked what happened to the speed bumps that were planned for Ellison Wilson Road. Lou explained Palm Beach County would only allow one island on the north end, it would be ineffective, and the Association would have to maintain it.

Resident Bruce Wyman questioned if there were any discussions of involuntary annexation into North Palm Beach or Juno Beach. Jud said the community was too large to be annexed involuntarily. He said the Board had not taken a position in favor or against it. Lou added there were no current discussions. He said Palm Beach County had determined Juno Isles was an

enclave, but the community was larger than the maximum size defined in the description of an enclave.

- **Landscape**

Lou said lights on the front island had been repaired, the flag had been replaced and the oak trees on Ellison Wilson Road had been trimmed.

- **Communication**

Lou encouraged everyone to visit the Juno Isles website and enroll in email.

- **Covenants**

Blas said he was the administrator of the process for addressing Covenant violations. He said there was a non-resident third party that inspected the neighborhood twice each month. Blas said a violation was addressed with a First Notice. If the violation was not resolved within 30 days, a Second Notice was sent. Violations that were not resolved after 60 days were discussed by the Board. He said the Board's only option was legal pursuit since they had no fining authority. Blas said the Board did not pursue violations on property in foreclosure. He said most violations were boats and trash cans that were not obstructed from view.

A resident asked if anything could be done for roofs that were unkept. Jud said it was difficult for the board to pursue aesthetics, giving paint color as an example.

A resident asked the Board to address the number of vehicles being parked on the sidewalks within the community. Lou explained that did not fall within the Board's jurisdiction. He said when a vehicle was parked on a sidewalk, it was an offense and suggested the resident report it to the Sheriff's office.

Resident Bruce Wyman said he was impressed with the Juno Isles website and expressed concern for 'dirty laundry' being published. Jud said the low participation rate in email enrollment indicated the best way to provide current community information to residents was by posting it on the website.

❖ **New Business**

Maryann Martin said she noticed there had been a shift in garbage pickup days. Lou said an email was sent a month ago stating vegetation would be picked up on Sunday. He said some residents received a postcard notice from the Solid Waste Authority and some did not.

A homeowner asked if there were plans to extend the sewer line in the Toll Brothers development into Juno isles. Jud said he reached out to Sea Coast with that question, and they said there were no plans at this time.

A homeowner asked the status of the street posts. Jud said a newsletter offered residents to respond to keep or remove the street posts, and the results were almost even. He said the Board

realized it was the Association's responsibility to maintain the street posts, and there are no funds to do so. However, the County would remove them free of charge. Therefore, the Board would like to see the street posts removed. Jud said if they were kept, it must be determined how they would be maintained. Jim Jackson suggested giving residents options, indicating the associated costs of each.

❖ **Announcement of Election Results**

The Board of Directors election results were as follows:

Donna Zoeller	46 votes
Jay Cannava	46 votes
Ron Hoehmann	46 votes
Chris Williamson	34 votes

Jud said there were open seats remaining and encouraged residents to volunteer to serve on the Board.

❖ **Adjournment**

Cindy Sattizahn made a motion to adjourn. Maryann Martin seconded the motion. All were in favor, and the motion passed unanimously. The meeting adjourned at 9:02 p.m.

Respectfully submitted,

Rhonda Thomas